



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD

THURSDAY, NOVEMBER 3, 2005

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

BOARD MEMBERS

CHAIR, ROD MARTIN
VICE-CHAIR, YARMILA KENNETT
JAMES FRUIT
JERRY PYLE
VACANCY

REGULAR MEETING –7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
 - *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: October 6, 2005 and October 20, 2005

PUBLIC HEARING:

- 1) **SITE REVIEW, SR-05-10: MONTEREY-GUNTER BROS:** A request for site, landscape and architectural plan approval for the construction of an approximate 27,500-sf building on an approximate one acre site. The proposed building would be a mixed-use, three story building consisting of retail/office uses and four residential units, subject to Measure C. The site is zoned CC- R, Central Commercial Residential, and is the former site of the Gunter Feed and Grain Store. A mitigated Negative Declaration is proposed. (APN 726-23-008)

Recommendation: Open Public Hearing/Adopt Mitigated Negative Declaration/Approve Resolution No. 05-031

- 2) **SITE REVIEW AMENDMENT, SRA-04-01: TILTON-GLENROCK/DIVIDEND:** A request to amend the site review approval granted to the Capriano Subdivision as part of Site Review application, SR-04-01, to allow for the use of 4 new market rate and BMR architectural plans on 24 lots located on the north and south sides of Coriander Ave.

Recommendation: Open Public Hearing/Approve Resolution No. 05-032

- 3) **SITE REVIEW, SR-05-18: W. MAIN-CITY OF MORGAN HILL LIBRARY:** A request for site, architecture and landscape plan approval for 28,000 square foot public library on a portion of a 5.24-acre parcel at the north east corner of Dewitt Avenue and Alkire Avenue in the PF, Public Facilities zoning district. (APN 773-02-004)

Recommendation: Open Public Hearing/Approve Resolution No. 05-033

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OTHER BUSINESS:

- 4) **PROPOSED AMENDMENTS TO CHAPTER 2.56 – ARCHITECTURAL AND SITE REVIEW BOARD (ARB):** Consider proposed amendments to Chapter 2.56, Architectural and Site Review Board (ARB), as identified.

Recommendation: Discuss and provide Council feedback on the proposed text amendments as they relate to the Board.

- 5) **ARCHITECTURAL REVIEW BOARD HOLIDAY SCHEDULE:** Review of November, December and January meeting dates to determine possible meeting cancellations.

Recommendation: Discussion.

ANNOUNCEMENTS:

ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.